

NEW HANOVER TOWNSHIP  
PLANNING COMMISSION  
ORGANIZATION AND REGULAR MEETING

March 12, 2014

The New Hanover Township Planning Commission held its organization and regular monthly meeting on March 12, 2014 in the New Hanover Township Municipal Building, 2943 North Charlotte Street, Gilbertsville, PA 19525. Chairman Richard Mulstay led in a Salute to the Flag and called the meeting to order at 6:30 PM.

ROLL CALL -

Present – Richard Mulstay  
Susan Smith  
Kenneth Hansell  
Philip Agliano  
Kurt Zebrowski (arrived 6:50pm)

Also present were Township Solicitor Paul Bauer, Township Engineer David Leh, Planning Consultant Adam Supplee, Township Manager Michael McGann and Eileen Pogany.

TEMPORARY CHAIR – Paul Bauer served as temporary chair and called for nominations for selection of Officers.

SELECTION OF OFFICERS – 2014

Nominations for Chairperson – Philip Agliano **nominated** Richard Mulstay as chairperson. There being no further nominations, the nominations were closed and Richard Mulstay was **elected by vote of 3-0.**

Nominations for Vice-Chairperson – Richard Mulstay **nominated** Philip Agliano for vice-chairperson. There being no further nominations, the nominations were closed and Philip Agliano was **elected by vote of 3-0.**

Nominations for Secretary – Kenneth Hansell **nominated** Susan Smith for secretary. There being no further nominations, the nominations were closed and Susan Smith was **elected by vote of 3-0.**

Chairperson Richard Mulstay presided over the remainder of the meeting.

**TOWNSHIP BUSINESS**

WORK ITEMS - None

MINUTES – Susan Smith **moved** to accept the meeting minutes of the December 11, 2013 meeting. Richard Mulstay **seconded** the motion, Kenneth Hansell abstained and it **carried 3-0.**

**BUSINESS FOR DISCUSSION OR ACTION:**

1. N.H.T.P.C. NO. 782- Westwood MacGuire II - applicant was not present for discuss.
2. N.H.T.P.C. NO. 783 – Rosenberry Ridge Annex – 3 Lots  
Mr. Richard Mast was present representing Mikelen, LLC who is the developer of the 15 lot Rosenberry Ridge development. He stated that the Hanover Green Subdivision adjoins this development and that building lot no. 4 is very challenging in that access wraps around a detention basin and wetlands making it lengthy. Mr. Mast stated that the proposed plan would provide additional area to the rear yard of Lots 4 and 5 and would give access to Hanover Green lot #4 through an 20' easement with 10' along the side property lines of both Rosenberry Ridge lots 2 and 3, this being contingent upon Superior Water Company agreeing to give up the existing water easement over the area proposed as the driveway easement. Planning Commission member suggested that since Rosenberry Ridge Lot Nos. 4 and 5 have not been developed as of this time, that the possibility of providing access between those lots to Hanover Green lot no. 4 be investigated. Additionally, disclosures are to be added to buyers' agreements for Rosenberry Ridge lots 4 and 5 with regard to usability of the lands being conveyed from Hanover Green lot 4 and the existing wetlands. Developer will investigate suggested possibilities.

**Planning Module Component 4A's - None**

**BUSINESS FOR ACTION ON 90 DAY TIME LIMITATION WAIVERS** – Granted by Township Board of Supervisors at the March 10, 2014 meeting:

N.H.T.P.C. #563	McGee	40 Lots	04-03-2014
N.H.T.P.C. #730	Bart Golf Course	135 lots	03-15-2014
N.H.T.P.C. #754	Breinig	2 lots	03-22-2014
N.H.T.P.C. # 767	Murianka	2 lots	03-28-2014
N.H.T.P.C. #778	2481 Romig Rd	52 lots	03-28-2014
N.H.T.P.C. #782	Westwood MacGuire	65 units	04-06-2014

**NEW BUSINESS** – Planning Commission members and consultants welcomed recently appointed Kurt Zebrowski to the Planning Commission.

**ADJOURNMENT** – Kurt Zebrowski **moved** to adjourn at 7:10 P.M. and the meeting was declared adjourned.

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Susan Smith, Secretary